

CHAPTER 2

EXTENT OF APPLICATION

2.1 EXTENT OF APPLICATION

2.1.1 The requirements set out in this Manual are classified into: -

(a) Mandatory Section

- Performance Objectives

The Performance Objectives are guiding principles for the design and construction of the building or building works in the provision of barrier free access. Compliance with the Obligatory Design Requirements will achieve the Performance Objectives. Where alternative designs are proposed in lieu of strict compliance with the Obligatory Design Requirements, such alternative designs must be able to achieve the relevant Performance Objectives.

- Obligatory Design Requirements

All Obligatory Design Requirements shall be complied with.

(b) Best Practice Section

- Design Considerations

These are considerations to improve provisions leading to better and more convenient access and facilities. The considerations should facilitate efficient and effective access, and promote greater awareness to professionals and building owners for building more friendly and accessible built-environment for all its intended users.

- Recommended Design Requirements

These standards are included for the reference of professionals and building owners who intend to provide access and/or special facilities that are enhanced from the Obligatory Design Requirements for the use by all intended users.

2.1.2 Subject to “2.2 Exemptions” in Chapter 2, a new building or any alterations or additions to an existing building shall be designed in accordance with the Mandatory Section set out in this Manual provided that: -

(a) the means of access and facilities stipulated in the Mandatory Section shall be provided to the categories of buildings specified in the left column of Table 1 and to the extent specified in the right column thereof; and

(b) the extent of application of additional assistive provisions to various uses of buildings shall be as specified in Table 2.

2.1 EXTENT OF APPLICATION (Cont'd)

TABLE 1

CATEGORY OF BUILDINGS & EXTENT OF THE APPLICATION OF DESIGN MANUAL	
Category of Buildings	Extent of application of this Manual
Domestic buildings	<ul style="list-style-type: none"> - All common areas of buildings of more than four (4) storeys. - Main entrance and common area of the ground floor and means of access to buildings which do not exceed four (4) storeys. <p>Excluding the parts of the building stated in paragraph 2.2.2 in Chapter 2.</p>
Non-domestic buildings	<ul style="list-style-type: none"> - All parts of such buildings. <p>Excluding the parts of the building stated in paragraph 2.2.2 in Chapter 2.</p>
Composite buildings	<ul style="list-style-type: none"> - Non-domestic parts of such buildings. - All common areas of the domestic parts of such buildings, if the domestic parts exceed four (4) storeys. - Main entrance and common area of the ground floor and means of access thereto, if the domestic parts do not exceed four (4) storeys. <p>Excluding the parts of the building stated in paragraph 2.2.2 in Chapter 2.</p>

2.1 EXTENT OF APPLICATION (Cont'd)

TABLE 2

“Y” denotes “Applicable”

“-“ denotes “Not Applicable”

EXTENT OF APPLICATION OF ADDITIONAL ASSISTIVE PROVISIONS TO VARIOUS USES OF BUILDINGS						
Uses of buildings	Required Additional Assistive Provisions listed below: -					
	Braille & tactile floor plan [para. 69(2) in Division 14]	Tactile guide path [para. 13 in Division 4 and para. 69(3) in Division 14]	Visual Display Board [para. 69(4) in Division 14]	Accessible Public Information / Service Counter [para. 70 in Division 15]	Visual Fire Alarm System [para. 5.2 in Chapter 5]	Assistive Listening System [para. 77 in Division 18]
1. Domestic use	-	-	-	-	-	-
2. Common areas of Office	-	-	-	-	Y	-
3. Department store and shopping complex	Y	Y	-	Y	Y	-
4. Hotel, guesthouse, hostel and bank	Y	-	-	Y	Y	-
5. Place for worship	Y	-	-	Y	Y	-
6. Cinema, theatre, concert hall, stadium, museum, theme park and purpose-built family amusement centre	Y	Y	Y	Y	Y	Y
7. School, college, university and public library	Y	Y	-	Y	Y	-
8. Factory, workshop and place for industrial use	-	-	-	-	Y	-
9. Sports complex and public swimming pool complex	Y	Y	-	Y	Y	-
10. Restaurant and food court	Y	-	-	-	Y	-
11. Indoor market and supermarket	Y	-	-	-	Y	-

2.1 EXTENT OF APPLICATION (Cont'd)

TABLE 2 (Cont'd)

EXTENT OF APPLICATION OF ADDITIONAL ASSISTIVE PROVISIONS TO VARIOUS USES OF BUILDINGS						
Uses of buildings	Required Additional Assistive Provisions listed below: -					
	Braille & tactile floor plan [para. 69(2) in Division 14]	Tactile guide path [para. 13 in Division 4 and para. 69(3) in Division 14]	Visual Display Board [para. 69(4) in Division 14]	Accessible Public Information / Service Counter [para. 70 in Division 15]	Visual Fire Alarm System [para. 5.2 in Chapter 5]	Assistive Listening System [para. 77 in Division 18]
12. Hospital, purpose-built clinic	Y	Y	Y	Y	Y	Y
13. Residential home for the elderly and welfare centre	Y	Y	-	Y	Y	-
14. Club house	Y	-	-	Y	Y	-
15. Transport station, interchange, passenger terminal	Y	Y	Y	Y	Y	Y
16. Carpark	Y	-	-	-	Y	-

2.2 EXEMPTIONS

2.2.1 The Obligatory Design Requirements shall not apply to the following buildings: -

- (a) Buildings of 13 m or less in height above ground level which are used, or intended to be used, for occupation by a single family; or
- (b) Temporary buildings or contractor's sheds referred to in Part VII of the Building (Planning) Regulations (Cap.123 sub. leg.).

2.2.2 The Obligatory Design Requirements shall not apply to the following areas or parts of a building as there is a relatively high risk to persons with a disability in these areas/parts :-

- (a) Commercial kitchen, cold room and cinema projector room.
- (b) Area only used for building services and maintenance (testing, inspection, verification, repair and overhaul) including: -
 - (i) plant, cooling tower and power plant;
 - (ii) equipment and lift motor room, and electrical transformer room and switch room, battery room, machinery room, plant room and pump room;
 - (iii) boiler room;
 - (iv) non-tenantable spaces accessed only by ladder, catwalk or crawl space;
 - (v) access route for maintenance, pit, lift shaft and ventilation shaft; and
 - (vi) sub-station, telecommunication equipment room, metering area, or the like.
- (c) Area used for storage of raw material or produce or for bulk storage where:
 - (i) the stored material is hazardous; or
 - (ii) the public is not permitted to enter, such as waste containment area, chemical store, or the like.
- (d) Mezzanine floor used only for storage, plant and equipment installation or the like.
- (e) Raised platform used primarily for purpose of security or safety management, including, but not limited to, guard tower or fixed lifeguard stand.
- (f) Swimming pool (the water containing pool only).
- (g) Any path providing access only to an exempted area.